



**Project Highlights:**

- 1,400-acre, boat access only, barrier island
- Identified by Rocky Mountain Institute in 1994 as leading sustainable development
- 2001 ULI Award of Excellence
- Set new standard for coastal conservation development
- 94% of island habitat preserved with 65% under permanent conservation easement.
- Self contained water and wastewater treatment
- Full-time island caretaker and naturalist

# Dewees Island (Near Charleston, SC)



**CityCrafting 1.0**

**Planner/Architect/Landscape Architect: Burt Hill Architects**

**Engineers: E.M. Seabrook Engineering**

**CityCraft Services:** Development    Permitting    District Utilities    Leasing and Marketing    Community Management and CC&R's

Dewees Island is a 1,400-acre, boat-access-only, barrier Island located immediately north of the Isle of Palms, in the Charleston, SC region. The development of Dewees Island into a model for sustainable development and environmental preservation underscores the benefits of the CityCraft process.

This residential community is designed to live in harmony with its natural surroundings. The implementation of this philosophy helped create one of the most successful and sustainable private island developments in the country. The island boasts 2 1/2 miles of unspoiled, pristine beaches and dunes nestled up against an undisturbed maritime forest, producing homesites whose beauty is unparalleled on the East Coast. Island covenants and restrictions limit development to 148 homesites.

In 1990, John Knott was invited to assess the island's development viability in the wake of four failed development

attempts and Hurricane Hugo. Following a six month evaluation, a development program and vision was presented to the Dewees owners along with a recommended investment and development management strategy. This program required a 180 degree turn from the previous development programs. The development and design guidelines that emerged from this vision became the standard of coastal development and zoning in the Lowcountry.

Mr. Knott led a development team that overcame the challenges of managing a self-contained island community by establishing a dedicated ferry service. Further the development team provided service to the island by constructing and managing its own water, sewer, waste, transportation, fire and security services.